SUMMARY

Spacious 3 Bedroom End of Terrace ¦¦ Excellent Condition Throughout ¦¦ Generous Kitchen/Diner ¦¦ Attractive Feature Log Burner ¦¦ Private Mature Rear Garden ¦¦ Stylish Contemporary Walk-In Shower Room ¦¦ Utility Room & Separate Tool Store ¦¦ Sought-After Location Close to Local Amenities ¦¦

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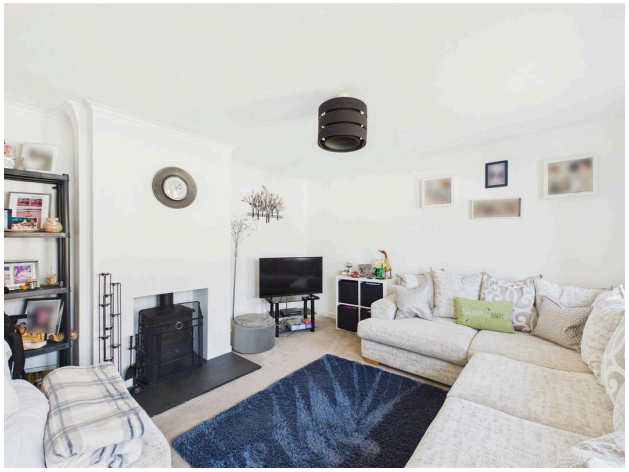
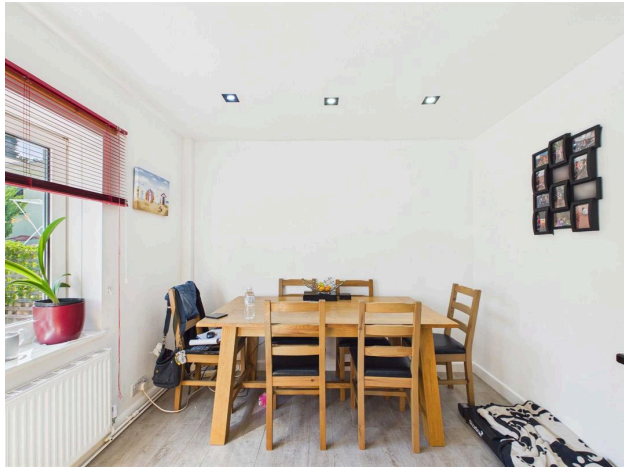
Address:	Smallcombe Road, Paignton, TQ3 3SP
Property type:	End of Terrace House
Tenure:	Freehold
Council tax band:	B
EPC:	D
Bedrooms:	3
Bathrooms:	1
Receptions:	1
Garden:	✔





DESCRIPTION

Occupying a sought-after residential position within easy reach of local shops, schools and regular bus services, this spacious 3 bedroom end of terrace property is approximately 1½ miles from Paignton town centre. Presented in excellent condition throughout, the property is ready for immediate occupation and offers well-proportioned accommodation together with attractive gardens and useful external storage.

The property is approached via a lawned front garden, with steps leading to the entrance. Upon entering, the welcoming hallway provides access to the principal ground floor rooms and features a central heating radiator, uPVC double glazed window overlooking the front garden, telephone point and useful understairs cupboard housing the gas meter.

The bright and generously proportioned lounge enjoys an attractive outlook over the front garden through large double glazed windows, with a log burner providing an appealing focal point and creating a cosy atmosphere.

To the rear of the property is the impressive kitchen/diner, fitted with a comprehensive range of woodgrain-effect wall and base units complemented by sleek quartz work surfaces and tiled splashbacks. Features include a stainless steel single drainer sink unit, plumbing for a dishwasher, space for an integrated fridge/freezer, Zanussi induction hob and integrated Bosch oven. Woodgrain-effect laminate flooring completes the room, while a further understairs cupboard provides useful shelving and houses the electric meter and consumer unit. A uPVC double glazed door provides access to the rear garden.

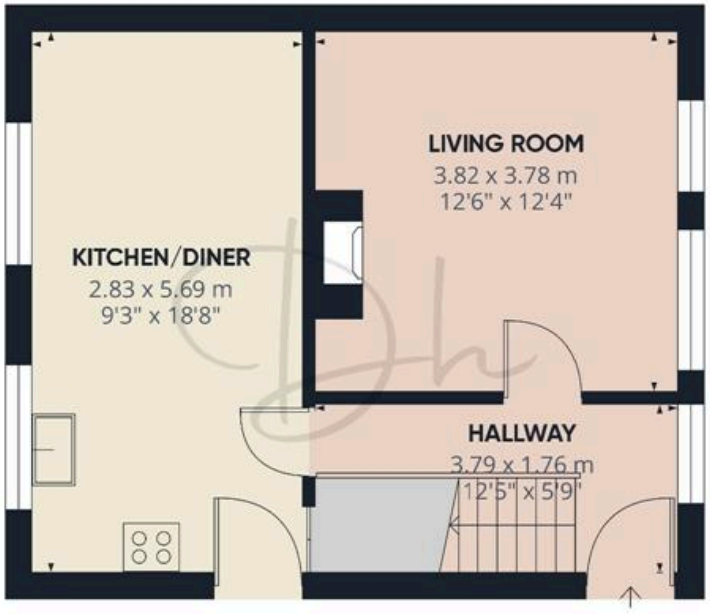
The first floor provides 3 well-proportioned bedrooms, comprising two comfortable double bedrooms and a single bedroom benefiting from a built-in double wardrobe. Each bedroom enjoys natural light through uPVC double glazed windows.

The stylish shower room is finished in a bright, neutral colour scheme, creating a clean and contemporary feel. The room features a spacious walk-in shower enclosure with a glazed screen, overhead rainfall shower and modern chrome fittings. A low-level WC and pedestal wash hand basin are complemented by attractive fully tiled walls, with a subtle decorative mosaic border adding a touch of character. A frosted window provides natural light and ventilation, while the tiled flooring completes this practical and well-presented space.

Outside to the front is a lawned garden with a variety of mature inset trees and shrubs with side footpath leading to the rear garden.

The rear garden benefits from a generous, mature rear garden offering a good degree of privacy and a pleasant outdoor setting. The garden is thoughtfully arranged over several levels, with areas of lawn complemented by established planted borders, mature hedging and a variety of attractive trees and shrubs. A paved seating area provides an ideal spot for outdoor dining or relaxing, while the tiered layout creates a sense of depth and interest. The garden is enclosed by established boundaries, making this a versatile and appealing outdoor space with excellent potential for gardening enthusiasts and those looking to enjoy their own private garden.To the side of the property is a block built utility room with power and lighting and plumbing, plus an adjoining block built tool store.

Council Tax Band: B (Torbay Council)
Tenure: Freehold
Garden details: Enclosed Garden, Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, Cable, FTTC, FTTP
Broadband options available at the property include:
* Standard broadband (10Mbps download, 0.9Mbps upload)
* Superfast broadband (48Mbps download, 11Mbps upload)
* Ultrafast broadband (1800Mbps download, 220Mbps upload)
- Networks in area - Openreach, Virgin Media



Ground floor Building 1

Floor 1 Building 1

Ground floor Building 2

Approximate total area(1)

76.2 m²

819 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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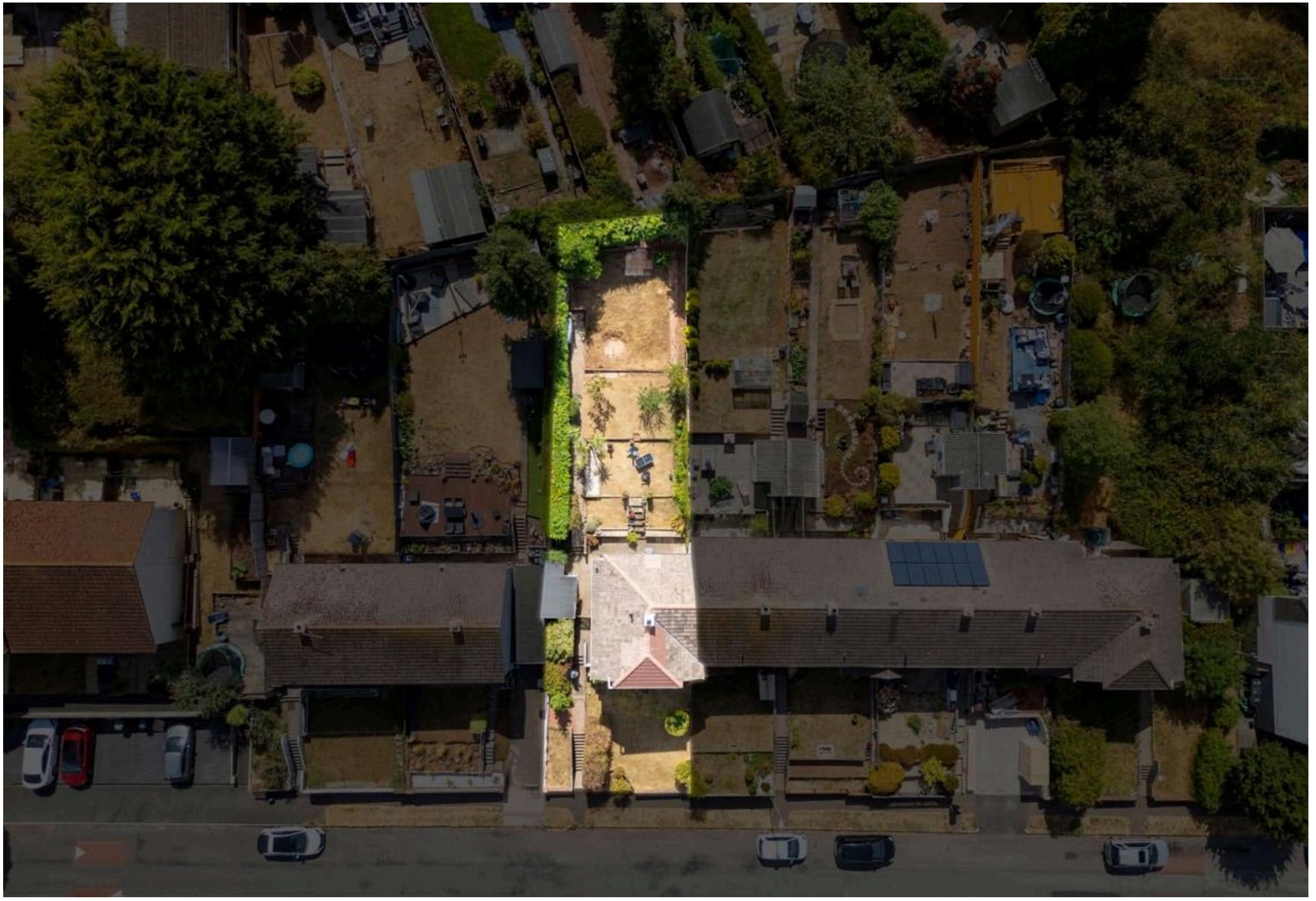

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